143.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	931,000 / 931,000
					USE VALUE:	931,000 / 931,000
					ASSESSED:	931,000 / 931,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVA JOSEPH L--ETAL
Owner 2:	LEVA DEVORAH SMITH
Owner 3:	
Street 1:	33 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Vinyl Exterior and 2479 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5775.000	454,900	1,500	474,600	931,000
Total Card	0.133	454,900	1,500	474,600	931,000
Total Parcel	0.133	454,900	1,500	474,600	931,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.55 /Parcel: 375.55

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 92795

GIS Ref

GIS Ref

Insp Date 06/09/18

!11109!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	454,900	1500	5,775.	474,600	931,000		Year end	12/23/2021
2021	101	FV	441,400	1500	5,775.	474,600	917,500		Year End Roll	12/10/2020
2020	101	FV	441,400	1500	5,775.	474,600	917,500	917,500	Year End Roll	12/18/2019
2019	101	FV	329,100	1500	5,775.	444,900	775,500	775,500	Year End Roll	1/3/2019
2018	101	FV	407,700	1500	5,775.	367,800	777,000	777,000	Year End Roll	12/20/2017
2017	101	FV	407,700	1500	5,775.	338,200	747,400	747,400	Year End Roll	1/3/2017
2016	101	FV	407,700	1500	5,775.	308,500	717,700	717,700	Year End	1/4/2016
2015	101	FV	385,400	1600	5,775.	302,600	689,600	689,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:55:29

LAST REV

Date	Time
09/29/21	14:27:57
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11109

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17825-62		1/1/1987		219,500	No	No	Y	

USER DEFINED

Prior Id # 1:	92795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2020	1179	Heat App	3,666	C				
5/27/2016	684	Porch	14,200					rebuild 3 seas por
8/2/1999	496	Addition	35,000					2 ST ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2021	USPS	JO	Jenny O
6/9/2018	TTL REFUSAL	HS	Hanne S
12/12/2008	Meas/Inspect	189	PATRIOT
3/27/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	270	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5775		Sq. Ft.	Site		0	80.	1.03	9									474,599						474,600	

Total AC/HA:	0.13258	Total SF/SM:	5775	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	474,599	Spl Credit		Total:	474,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10572910
Const Adj.:	0.99989998
Adj $ / SQ:	143.730
Other Features:	108670
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558883
Depreciation:	103952
Depreciated Total:	454931

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

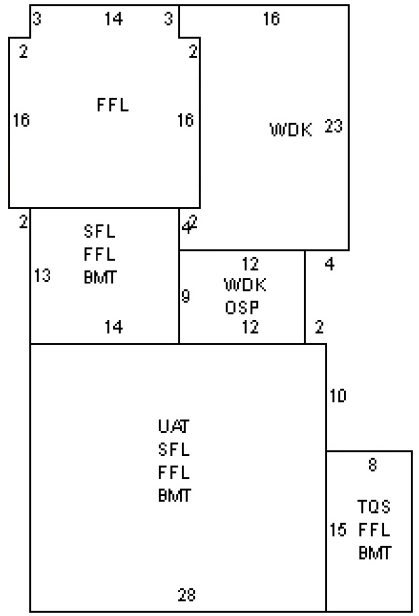
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.10
Special Features:	0	Val/Su Net:	112.79
Final Total:	454900	Val/Su SzAd	197.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,332	143.730	191,449
BMT	Basement	1,002	43.120	43,205
SFL	Second Floor	882	143.730	126,770
WDK	Deck	444	8.250	3,664
UAT	Upper Attic	175	100.610	17,607
OSP	Screen Porch	108	34.950	3,775
TQS	3/4 Story	90	143.730	12,936
	Net Sketched Area:	4,033	Total:	399,406
Size Ad	2304	Gross Area	4588	FinArea 2479

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	14X10	A	AV	1995	13.14	T	19.2	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500